



J6 M18 & J35 M62 | THORNE

**DONCASTER**  
**NORTH** INDUSTRIAL &  
LOGISTICS PARK



# READY TO GO

FREEHOLD AND LEASEHOLD  
**3.5m sq ft**

**RESERVED MATTERS  
AND HIGHWAYS  
CONSENTS IN PLACE**

**SAVING YOU UP TO  
18 MONTHS ON YOUR  
BUILD TIMELINE**



**DONCASTERNORTH.COM**

AN ACTIVE  
WORKFORCE OF  
**3.2M**  
PEOPLE WITHIN  
60 MINUTES

← M62 J35  
7 min 5 miles

M18

A614

M18 J6

← M180 J1  
7 min 3 miles

# OUTSTANDING LOCATION

**DONCASTER NORTH** is a premium industrial and logistics development of 3.5m sq ft. The site has 2.3m sq ft ready to go with reserved matters and highways consents in place.

With direct access to J6 M18 and close proximity to J35 M62, Doncaster North is perfectly positioned to serve both local markets and the wider UK network.

**MILLIPLUS.CO.UK**

## MILLI+

**MILLI+** is a 49 acre plot that can offer a single high-spec warehouse of up to 1.15million sq ft. Benefitting from a leading specification and sustainability standards, Milli+ can be tailored to align with an individual occupiers needs.



Freehold  
and  
Leasehold

3.5m sq ft

Ready to go with reserved matters and highways consents in place for 2.3m sq ft.

**DONCASTER NORTH** sits in a landscaped setting which includes almost 10 acres of green amenity space. There is 3.5km perimeter amenity path - for walking, jogging, or cycling - giving the opportunity to take active breaks during the workday.

A host of well known amenities are situated just a two-minute drive from Doncaster North. This includes a selection of popular fast-food outlets, a local pub and a major supermarket.

ACCOMMODATION (All figures GIA)

WITH RESERVED MATTERS CONSENT

| UNIT | WAREHOUSE SQ FT | OFFICE SQ FT | TOTAL SQ FT | TOTAL SQM |
|------|-----------------|--------------|-------------|-----------|
| 1    | 19,750          | 2,000        | 21,750      | 2,021     |
| 2    | 56,750          | 4,750        | 61,500      | 5,713     |
| 3    | 100,000         | 6,500        | 106,500     | 9,894     |
| 4    | 161,000         | 9,000        | 170,000     | 15,793    |

| UNIT | WAREHOUSE SQ FT | OFFICE SQ FT | TOTAL SQ FT | TOTAL SQM |
|------|-----------------|--------------|-------------|-----------|
| 5    | 122,000         | 7,500        | 129,500     | 12,031    |
| 6    | 268,500         | 15,500       | 284,000     | 26,384    |
| 7    | 354,000         | 18,500       | 372,500     | 34,606    |
| 8    | 1,090,000       | 60,000       | 1,150,000   | 106,838   |

WITH OUTLINE CONSENT

| UNIT | WAREHOUSE SQ FT | OFFICE SQ FT | TOTAL SQ FT | TOTAL SQM |
|------|-----------------|--------------|-------------|-----------|
| 9    | 125,099         | 9,450        | 135,549     | 12,500    |
| 10   | 81,000          | 6,135        | 87,135      | 8,095     |
| 11   | 103,010         | 7,750        | 110,760     | 10,290    |
| 12   | 82,880          | 6,243        | 89,123      | 8,280     |

| UNIT | WAREHOUSE SQ FT | OFFICE SQ FT | TOTAL SQ FT | TOTAL SQM |
|------|-----------------|--------------|-------------|-----------|
| 13   | 200,210         | 15,070       | 215,280     | 20,000    |
| 14   | 75,350          | 5,700        | 81,050      | 7,530     |
| 15   | 110,124         | 7,030        | 117,154     | 10,884    |

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8m - 31m  
Clear Height



Up to 55m  
Yard Depth



Dock Doors  
Standard and Euro



Up to 80 kN/m<sup>2</sup>  
Floor Loading



Secure  
Yards



Air source  
Heat Pumps



Up to 120 kN/m<sup>2</sup>  
Point Loading



Minimum  
Excellent



EPC A  
Rating



EV  
Charging



12%  
Roof Lights



100%  
Solar PVs Achievable



Open Plan  
Office Layout



Smart Control  
LED Lighting



/// SELF-RECORD.OBTAIN POSTCODE: DN8 4JD

#### DRIVE TIMES

| ROAD    | MINS | MILES |
|---------|------|-------|
| M18 J6  | 1    | 0.5   |
| M180 J1 | 5    | 3     |
| M62 J35 | 7    | 5     |

#### RAIL

|                        |    |    |
|------------------------|----|----|
| THORNE NORTH           | 4  | 1  |
| THORNE SOUTH           | 8  | 2  |
| I PORT                 | 22 | 14 |
| FREIGHTLINER DONCASTER | 25 | 14 |
| DONCASTER STATION      | 28 | 16 |

| PORTS     | MINS | MILES |
|-----------|------|-------|
| GOOLE     | 15   | 10    |
| HULL      | 45   | 36    |
| IMMINGHAM | 45   | 41    |
| GRIMSBY   | 47   | 44    |

#### AIR

|                     |    |    |
|---------------------|----|----|
| DONCASTER SHEFFIELD | 20 | 13 |
| HUMBERSIDE          | 30 | 31 |
| LEEDS BRADFORD      | 55 | 44 |
| EAST MIDLANDS       | 60 | 66 |

A BUS  
FACILITY WILL  
LINK THE SITE TO  
THORNE NORTH  
TRAIN STATION

WITHIN  
60 MINUTES OF

**2 RAIL  
FREIGHT HUBS  
4 PORTS  
4 AIRPORTS**

Source: Google Maps



For business incentives and assistance contact  
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**DONCASTERNORTH.COM**

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